

WARRANTY DEED
Joint TenancyTRANSFER
TAX
PAID

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KNOW ALL MEN BY THESE PRESENTS, that THOMAS J. NALE, RICHARD C. NALE, JOHN E. NALE and MARK J. NALE, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration paid by ANDREA F. TAKACH and ROBERT J. TAKACH, whose mailing address is Pond Road, Oakland, Maine, the receipt whereof We do hereby acknowledge, do hereby give, grant, bargain sell and convey unto the said ANDREA F. TAKACH and ROBERT J. TAKACH, as joint tenants and not as tenants in common, their heirs and assigns forever, a certain lot or parcel of land located in Waterville, County of Kennebec, State of Maine, with the buildings thereon, bounded and described as follows, to wit:

A certain lot or parcel of land located in Waterville, Kennebec County, Maine and situated on the easterly side Country Way Road, being Homesite 6 of a plan of COUNTRY WAY, a development for John E. Nale dated November 17, 1986 and approved by the City of Waterville Planning Board dated November 18, said homesite being bounded and described as follows to wit: Beginning at a steel pin on the easterly side of Country Way Road, said pin being at the northwesterly corner of Homesite 6 hereinafter described; thence easterly S 63° 58' E, a distance of three hundred thirty nine and two tenths (339.2) feet, to a steel pin; thence southerly S 2° 56' W, a distance of two hundred thirty two and five tenths (232.5) feet, to an iron pipe; thence southerly S 4° 6' W, a distance of ninety nine and six tenths (99.6) feet, to an iron pipe; thence westerly N 68° 46' W, a distance of four hundred forty six and two tenths (446.2) feet, to a steel pin; thence northerly N 25° 30' E, a distance of two hundred thirty and seven tenths (230.7) feet, to a steel pin; thence northerly and along the easterly side of Country Way Road, a distance of one hundred fifteen and three tenths (115.3) feet, to the point of beginning.

Also subject to the protective covenants as delineated in "Country Way, Declaration of Protective Covenants", dated April 21, 1988 and recorded in Kennebec County Registry of Deeds, Book 3334, Page 307.

Meaning and intending to convey Homesite 6 on a Plan entitled "Country Way, a development for John E. Nale", dated November 17, 1986 and recorded in the Kennebec County Registry of Deeds, file no. D 87002, and being part of the premises conveyed to Thomas J. Nale, Richard C. Nale, John E. Nale and Mark J. Nale by Kershaw E. Powell dated December 30, 1986, and recorded in the Kennebec County Registry of Deeds Book 3085, Page 180.

To have and to hold the aforegranted and bargained premises, with all privileges and appurtenances thereof, to the said ANDREA F. TAKACH and ROBERT J. TAKACH, as joint tenants and not as tenants in common, their heirs and assigns, to them and their use and behoof forever.

And We do covenant with the said Grantees, their heirs and assigns, that We are lawfully seized in fee of the premises; that they are free of all encumbrances; that We have good right to sell and convey to the said Grantees to hold as aforesaid; and that We and our heirs, shall and will warrant and defend the same to the said ANDREA F. TAKACH and ROBERT J. TAKACH, their heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I, THOMAS J. NALE, RICHARD C. NALE, JOHN E. NALE and MARK J. NALE, joining in this deed as Grantors, and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set our hands and seals this 13th. day of July, 1988.

Signed, Sealed and Delivered
in presence of

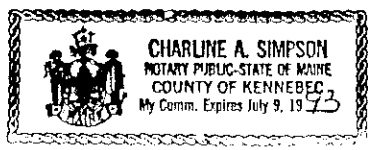
<u>Saurie A. Logan</u>	By <u>Thomas J. Nale</u> THOMAS J. NALE
<u>to</u>	By <u>R. C. Nale</u> RICHARD C. NALE
<u>all</u>	By <u>J. E. Nale</u> JOHN E. NALE
<u>for</u>	By <u>M. J. Nale</u> MARK J. NALE

STATE OF MAINE
County of Kennebec

July 13, 1988

Then personally appeared the above named THOMAS J. NALE, RICHARD C. NALE, JOHN E. NALE and MARK J. NALE, and acknowledged the foregoing instrument to be their free acts and deeds. Before me,

Charline A. Simpson
Notary Public/Attorney at Law



RECEIVED KENNEBEC SS.
1988 JUL 15 AM 9:00

REGISTER OF DEEDS